ST. MARY'S COUNTY GOVERNMENT
DEPARTMENT OF LAND USE
AND GROWTH MANAGEMENT
Derick Berlage, Director
Phillip J. Shire, Deputy Director

CRITICAL AREA BUFFER MANAGEMENT PLAN
APPLICATION FOR SINGLE LOT

PROPERTY INFORMATION:

Owner of Property:_____

Address: _____

Phone number: _____ E-mail: _____

Project Address (if different):_____

Critical Area Designation: _____

Tax Map: _____ Parcel: _____ Lot:_____

PROPOSED BUFFER DISTURBANCE:

____New development/redevelopment (e.g. new building, addition to home, replacement of structures) (Associated permit _____)

____ Shore Erosion Control (Associated permit _____)

____ Shore Access

____ Horticultural

____ Other, please explain:_____

Is the property in a designated Buffer Exemption Area (BEA)? _____Yes _____ No

Are there any special plat notes or restrictions concerning your Buffer (e.g. wetlands, habitat protection areas, conservation easements)? _____Yes _____ No
If yes, please
explain:_____
_____
_____.

DESCRIBE PROPOSED PROJECT
Include area and/or number of trees cleared as well as the type of equipment that will be used.

_____
_____
_____
_____
_____

DESCRIBE EXISTING CONDITONS OF YOUR BUFFER
Include a description of slopes, vegetation, wetlands, and any Habitat Protection Areas.
Attach Photographs.

_____
_____
_____
_____
_____
_____

PROVIDE A JUSTIFICATION FOR ANY PROPOSED BUFFER DISTURBANCE

_____
_____
_____
_____
_____
_____
_____

DESCRIBE LONG TERM MANAGEMENT PLANS
Include a description of any monitoring and watering of new plants, invasive species control, etc.

_____
_____
_____
_____
_____
_____
_____

Attach additional pages if necessary.

CALCULATION OF MITIGATION
The following three-step process is used to compute the amount of mitigation needed for impacts to the Buffer. For the purposes of this Buffer Management Plan, mitigation is defined as plantings or similar offsets that will help to negate the effect of the Buffer disturbance. To determine the amount of mitigation for your Buffer disturbance, you need to do the following:

1. Amount of Buffer disturbance for clearing, grading, and placement of new structures, etc.
There are two ways to calculate the amount of disturbance in the Buffer. Buffer disturbance is based on either the area disturbed or the number of individual trees that will be cut. It is recommended that when an area to be disturbed more closely resembles a natural forest (i.e. canopy cover with multi-layer understory) or when structures or other impervious surfaces are placed within the Buffer or BEA, even if no trees are cleared, you should quantify the disturbance amount in area cleared. On the other hand, if your site more closely resembles a park setting (i.e. scattered trees with little or no understory), it is recommended that you count the number of trees removed.

Area of Buffer cleared or disturbed _____square feet

OR

Number of trees cleared _____ trees

2. Mitigation Ratio for the Type of Buffer Impact

Different types of Buffer management activities require different mitigation ratios. Higher ratios are used for activities that have a greater impact upon the Buffer. The purpose of the mitigation is to improve the Buffer functions where possible. The table below provides the mitigation ratio for different types of Buffer management activities.

Type of Buffer Disturbance	Mitigation Ratio
New development/redevelopment	
Non-BEA	3:1
BEA	2:1
Shore Erosion control	1:1
Shore Access	2:1
Horticultural (removal of exotics, dead or dying trees/shrubs)	1:1
Other	Contact Land Use and Growth Management

3. Mitigation amount calculated by multiplying the area disturbed or number of trees by the mitigation ratio.

Square feet _____by ratio above_____= _____ square feet

OR

Trees _____by ratio above _____= _____ trees

Buffer Planting Plan
All mitigation planting should be located within the Critical Area in the following order of preference:

1. On-site within the Buffer
2. On-site adjacent to the Buffer
3. On-site within the Critical Area
4. On-site outside of the Critical Area, but adjacent to a stream or existing forest.
5. Off-site (follow order of preference 1-3 above)
6. Fee-in-lieu payment (contact Land Use and Growth Management)

Mitigation Credits for Various Size Trees and Shrubs

Credit (square feet)	Plant Size	Approximate Plant Spacing
400	**2" caliper trees**	**20'x20'**
200	**1" caliper trees**	**15'x15'**
120	**Hardwood whips**	**11'x11'**
70	**Seedlings/acre**	**8'x8'**
200	**Shrubs (3 gallon)**	**15'x15'**

Source: St. Mary's County Comprehensive Zoning Ordinance Schedule 72.3.5: Critical Area Planting Specifications

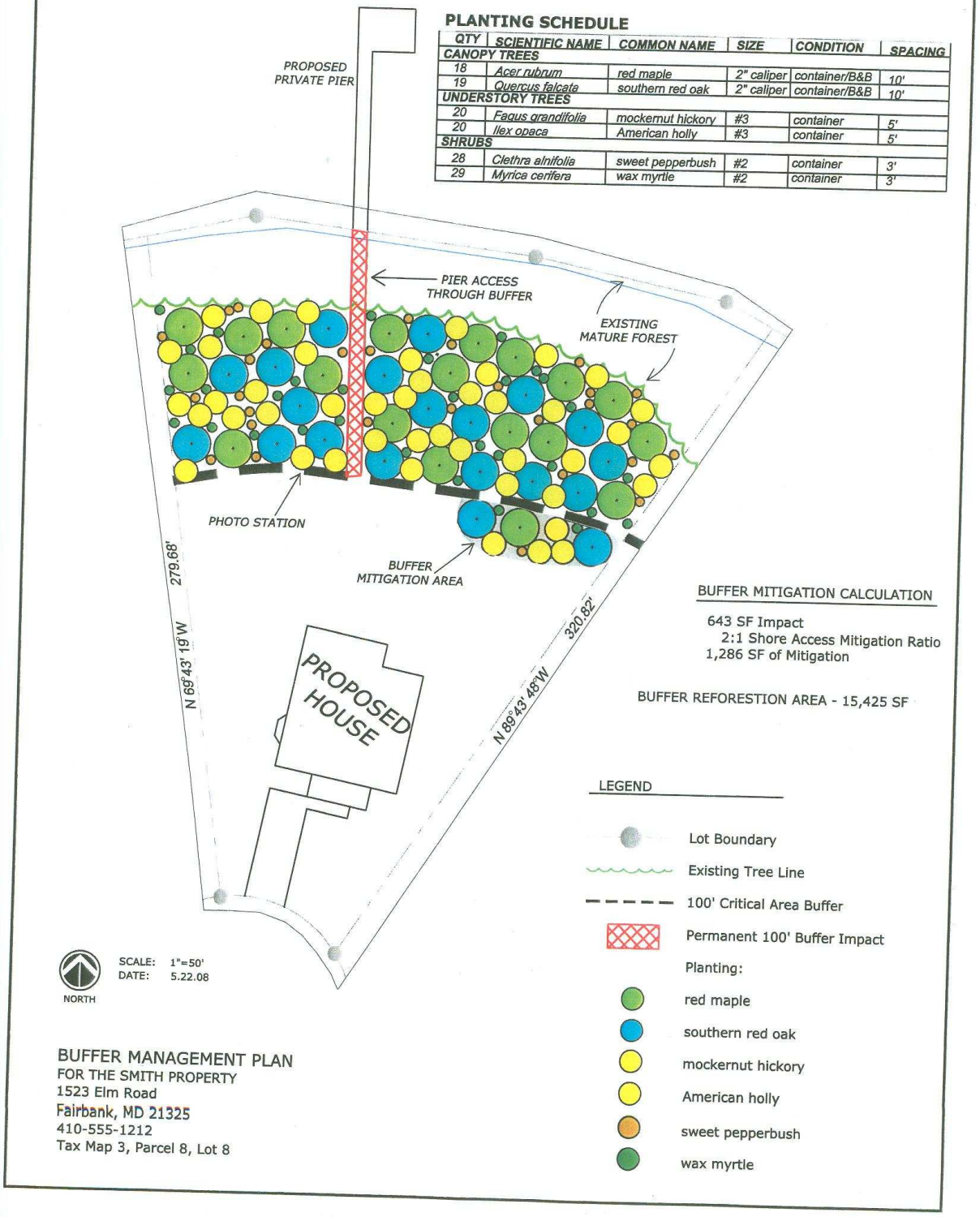
SCHEMATIC DRAWING
Please attach a schematic drawing to scale identifying areas of impact to the Buffer, indicate on plan existing trees and shrubs if possible, and the proposed location for replanting within the Buffer. Show the location of the Critical Area Buffer. Indicate on the drawing the specific types of vegetation that will be used for mitigation. Indicated where photos were taken.

AUTHORIZATION
I certify these statements to be true and accurate and that any trees to be removed are on my property. I hereby grant St. Mary's County officials permission to enter my property for inspections of this Buffer Management Plans.

_____
Applicant Signature/Date

Sample Site Plan for Buffer Management Plan Application

SAMPLE SITE PLAN: Single lot homeowner needs to establish buffer and mitigate for shore access impact.



PLANTING SCHEDULE

QTY	SCIENTIFIC NAME	COMMON NAME	SIZE	CONDITION	SPACING
CANOPY TREES					
18	*Acer rubrum*	red maple	2" caliper	container/B&B	10'
19	*Quercus falcata*	southern red oak	2" caliper	container/B&B	10'
UNDERSTORY TREES					
20	*Fagus grandifolia*	mockernut hickory	#3	container	5'
20	*Ilex opaca*	American holly	#3	container	5'
SHRUBS					
28	*Clethra alnifolia*	sweet pepperbush	#2	container	3'
29	*Myrica cerifera*	wax myrtle	#2	container	3'

BUFFER MITIGATION CALCULATION

643 SF Impact
2:1 Shore Access Mitigation Ratio
1,286 SF of Mitigation

BUFFER REFORESTION AREA - 15,425 SF

LEGEND

- Lot Boundary
- Existing Tree Line
- 100' Critical Area Buffer
- Permanent 100' Buffer Impact
- Planting:
  - red maple
  - southern red oak
  - mockernut hickory
  - American holly
  - sweet pepperbush
  - wax myrtle

BUFFER MANAGEMENT PLAN
FOR THE SMITH PROPERTY
1523 Elm Road
Fairbank, MD 21325
410-555-1212
Tax Map 3, Parcel 8, Lot 8